



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 19 NOVEMBER 2012
AGENDA ITEM 6e**

BAR Case No. THLP-2012-0108: Replacement of windows and doors on existing barn.

Reviewer: Kim K. Del Rance, LEED AP
Address: 107 W. Market St.
Zoning: R-HD, H-1 Overlay District
Applicant/Owner: Mark Salser, Homeowner

Site Description:

This Queen Anne frame house dates to 1905, the third phase of growth for the town of Leesburg. The house sits back from the street and has a historic barn and a new garage behind it. The front porch is original with a stone foundation, wood floors painted grey and wood posts and trim painted white. The driveway is semicircular with an entrance and exit on Cornwall Street.

Context: This high style architecture house is a contributing structure in the Old and Historic District and is similar in design and form to 324 W Market Street.

Description of Proposal: Applicant requests to convert existing barn to a pool house. Windows will be replaced with insulated windows matching the existing window configuration, new doors being placed inside the existing barn doors so when closed their presence would not be seen and replacing the barn attic door with a window in a slightly lower placement to align with the window on the opposite end of the barn. Shutters will be replaced to match existing. All finishes would match existing finishes.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

OHD Design Guidelines:

CH. V GUIDELINES FOR EXISTING BUILDINGS: STYLE AND DESIGN P. 47

The guidelines are designed to ensure that any rehabilitation project respects the overall appearance of the existing building as well as the details that contribute to its character.

Adding single pane glass and wood doors may or may not be appropriate for the architectural style of the barn, however, by keeping the barn doors and making it clear that the glass doors are a later addition are in keeping with the guidelines based on the Secretary of the Interior Standards by: Making minimal changes to the defining characteristics of the building and its site and environment (number 1), retain the historic character of a property by not altering or removing historic materials or features (number 2), not adding conjectural features that create a false sense of history (number 3) and new construction or changes shall be reversible so that the integrity of the historic property is not impaired.

Removing the barn attic door and adding a window in a lower spot alters a defining characteristic and removes a historic feature, both of which are warned against in the Secretary of the Interior's Standards. Although the barn has limited visibility, the attic door is up high and although it cannot be distinguished

from the Memorial Drive Hospital Entrance the new window will be visible. It is important that the new window placement make sense in the context of the existing barn as opposed to symmetry that can only be seen from the interior. If a window is needed at the end of the barn where the attic door exists, a compromise would be to treat the attic door the same as the barn doors by fixing the attic door permanently open and placing a window inside the existing opening. This would answer the desire for daylight inside while retaining the historic feature of the barn door and the loss of symmetry would only be realized when inside the barn where both windows are up high on the walls and serve more as operable clerestories than as windows.

Ch. V D. Window Survey Requirement p. 54

Window Survey Requirement: Prior to any replacement of windows, a survey of existing window conditions is required. Note the number of windows, whether each window is original or replaced, the configuration, material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes. Representative photographs showing condition must be submitted.

Replacing the windows with new windows cannot be reviewed until the condition of the windows and whether they are original or not can be determined. If the windows are original then a window survey should be completed before a decision can be made on their replacement.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The addition of wood single pane glass doors inside the existing opening of the barn doors and retaining the barn doors fixing them permanently open is
- The attic door should be retained as a historic feature and may be fixed in an open position to allow a new window to be inserted into the existing opening
- Replacing all windows, if historic or original requires a window survey before the request can be acted upon
- Materials and finishes to match existing is appropriate

Staff recommends approval of TLHP-2012-0108 subject to the plans, photographs and materials submitted as part of this application dated October 22, 2012 with the follow conditions:

1. Window replacement request will be recessed until a window survey is completed
2. The attic door will be retained and a new window, as those submitted, may be inserted into the existing opening

DRAFT MOTION

I move that TLHP-2012-0108 be approved subject to the application submitted by Mark Salser on October 22, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012 Staff Report (or as amended by the BAR on November 19, 2012).